

NDRC Project Sheet

Project: Tuolumne Evacuation Shelter/Community Center

1. Agency/Organization Project Sponsor: Tuolumne County

2. Project Contact- Maureen Frank, County Administrator's Office, mfrank@co.tuolumne.ca.us

3. Scope of Proposed Project- See Attached

4. Agency/Organizations involved in Project and Role:

- Tuolumne Park and Recreation District- Donation of land and assist in the operation of the facility
- County- Construction Management and Project Oversight
- Architect, Consultants, Contractor and Construction Management- Design and Construction

5. List Measure(s) of Project Accomplishments/Expected Outcomes:

- Review existing facility Programming Document to validate information
- Conduct necessary additional environmental review and permits
- Hire architect to develop schematic design for facility and then full plans and specifications
- Hire construction manager to conduct value engineering and then assist with construction oversight
- Bid project and hire a contractor and related consultants to construct the Sheriff's Administrative Center
- Move into the new facility

* It is anticipated that it will take ___ months from time of award of funds to complete this project and transition into this facility.

Expected Outcome: To construct an efficient and effective 15,000 sq.ft. Tuolumne Emergency Shelter/Evacuation Center that is designed and built with best practices both in regards to the design and the operations of the facility.

6. How does this Project meet Resilient Recovery Objectives:

As outlined in the project scope, during the Rim Fire, there were not adequate facilities to shelter residents, pets and first responders. Having a an evacuation complex like the one proposed will great assist us in being able to both respond to and recover from a disaster like the Rim Fire.

7. What is the target are for this Project:

The residents of Tuolumne City as well as surrounding communities north of them (Long Barn, Me-Wuk, Sugar Pine, Twain Harte, Willow Springs and Soulsbyville) will be able to utilize this facility.

8. Has the project undergone Environmental Review? If yes, what stage is it in?

No. This would need to be the first item to be worked on once funds have been received.

9. NDRC Application Budget Request-\$17,899,437 A detailed budget sheet is attached

10. What guarantees are in place to insure the success of implementing this project?

The County has experience in both designing and constructing large essential services type facilities like the Groveland Shelter/Community Center. We have a proven track record of working with various construction related firms and understand the contracting code and regulations. The County also has successfully completed several CDBG related constructions projects over the past 20 years.

11. How will this project be sustainable after implementation?

The County is committed to the on-going maintenance for the life of this facility.

NDRC Project Proposal

Project Name: Tuolumne Evacuation Shelter/Community Center

During the Rim Fire, Tuolumne City was severely impacted by both the potential of the wildland fire encroaching on their community and by the numerous fire and law enforcement personnel who were housed in the various parks and ballfields around the town. Due to a lack of space to shelter both first responders and residents in Tuolumne City, the County in conjunction with the Red Cross opened a shelter in downtown Sonora, 15 miles away. It is hard enough to be asked to evacuate your home but then to have to be so far away makes it even more challenging.

The County in partnership with Tuolumne Park and Recreation District are proposing to build an evacuation complex on donated land. This complex is situated near the center of town and would complement other adjacent facilities which include: Tuolumne Memorial Hall, small youth center/library, community pool, ballfields and hopefully soon a universally accessible playground. The five components to Tuolumne Evacuation Shelter/Community Center are as follows:

- **Emergency Shelter** - 10,200 sq.ft. building would be built to essential services standards and utilize green sustainable building practices. This building will contain a large open multi-purpose room with several smaller multi-purpose rooms off this main area. It will have: men's and women's bathroom/shower facilities, commercial kitchen, laundry room and storage areas. This facility would also contain wifi capabilities and back-up generator.
- **Cover Patio Area**- 1,800 sq.ft. facility that would be built adjacent to the emergency shelter. The covered patio would contain lights for nighttime operations and electrical outlets and water taps.
- **Animal Emergency Shelter** – 3,000 sq.ft. building that would encompass the following: kennels for both dogs and cats, dog runs, bathing area, refrigerator, counters and plenty of storage.
- **Facility Access Path**- Construct an access path from the emergency shelter, patio area and animal shelter to a newly built parking/RV lot.
- **Parking Lot** – Improve a level lot and make into a parking lot to accommodate 50 vehicles and 10 RV space.

This evacuation center would not only serve the residents of Tuolumne City but would also easily accessible to the residents in: Long Barn, Me-Wuk, Sugar Pine, Twain Harte, Crystal Falls, Willow Springs and Soulsbyville.

During the time when it was not open as a shelter, the community would be able to utilize this facility for training sessions, exercise classes, group/community meetings and events.

Project Schedule

Assuming commencement of the project as soon as funds awarded

- | | |
|--|-----------------------|
| • Complete Environmental Review Process | January – June 2016 |
| • Hire Architect and Finalize Plans and Specification | January – July 2016 |
| • Plan Review, Permits Obtained, and Bid Project | July – September 2016 |
| • Construction of Facilities | September- April 2017 |
| • Purchase and Install Equipment | April – June 2017 |
| • Open for Operation | July 2017 |
| • It is estimated that this project will take a total of 18 months to complete | |

Project Budget

See attached project budget sheet breakdown.

**Tuolumne County Public Safety Complex
Programming Document**

2.1 Tuolumne City Community Building

Component Number	Space Component	Net Area (SF)	Efficiency Factor	Net Usable Area	Qty	Total Net Usable Area (SF)
2.1 1.01	Community Room	4875	15%	5,606	1	5,606
2.1 1.02	Restroom & Showers	400	25%	500	2	1,000
2.1 1.03	Kitchen	400	25%	500	1	500
2.1 1.04	Storage	150	15%	173	1	173
2.1 1.05	Office	100	15%	115	4	460
2.1 1.06	Janitor's Closet	40	15%	46	1	46
2.1 1.07	Fire Riser	40	15%	46	1	46
2.1 1.08	IT	80	20%	96	1	96
2.1 1.09	Electric Room	80	15%	92	1	92
2.1 1.10	Lobby	200	10%	220	1	220
2.1 1.11	Small Multi-Purp. Rm	100	15%	115	2	230
2.1 1.12	Medium Multi-Purp. Rm	140	15%	161	2	322
2.1 1.13	Large Multi-Purp. Rm	200	15%	230	2	460
2.1 1.14	Laundry	160	15%	184	1	184
2.1 1.15	Mech. Rm.	200	15%	230	1	230
2.1 1.16	Covered Patio	1800	15%	2,070	1	2,070

ANIMAL SHELTER

2.2 1.01	HVAC	120	25%	150	1	150
2.2 1.02	Back-up Generator Room	100	25%	125	1	125
2.2 1.02	Indoor Cat Kennels	40	25%	50	30	1,500
2.2 1.02	Indoor Dog Kennels	80	25%	100	50	5,000
2.2 1.02	Animal Showers and Grooming	200	25%	250	1	250
2.2 1.02	Storage	100	25%	125	1	125
2.2 1.02	Cold Storage, Animal Medical	2000	25%	2,500	1	2,500
2.2 1.01	Elec.	100	25%	125	1	125
2.2 1.01	Staff Restroom	100	25%	125	2	250

Component Net Area:	14,654
Grossing Factor:	22%
Total Component Sq. Ft.	17,877

2.2 1.02	Covered Outdoor Areas	8,000	25%	10,000	1	10,000
2.2 1.02	Un-Covered Outdoor Areas	10,000	25%	12,500	1	12,500
	Parking Spaces	165			10	1650
						24,150

Tuolumne County Public Safety Complex
Programming Document

0.0 PROGRAM AREA SUMMARY & COSTS

<u>Area Summary</u>		<u>SF</u>	
2.2	Tuolumne City Community Center	<u>17,877</u>	
	TOTAL AREA	17,877	
 <u>Project Costs</u>			
1	Construction Cost	\$6,346,431	\$355 Jul-15
2	Site	<u>\$3,750,000</u>	\$50 75,000 (Site Area \$
		\$10,096,431	
3	Escalation	<u>\$1,526,580</u>	0.42% X 36 Months
		\$11,623,011	
4	Construction Contingency	\$1,162,301	10.00%
5	Location Factor	\$464,920	4.00%
6	Soft Cost	\$4,068,054	35.00%
7	FF&E	\$581,151	5.00%
	TOTAL PROJECT COST	\$17,899,437.24	

- 1 Labor and Materials, OH&P, Design Contingency
- 2 Clear & grub, paving; Site drainage, water & electrical, paving, canopy
- 3 Escalation: to midpoint of construction (3.0 years)
- 4 Construction Contingency - Change Orders
- 5 Geographical Area where the work is Bid
- 6 AE, CM. Testing, Inspection, Permits, Plan Check, Utility Connection Fees
- 7 Furniture, fixture, & equipment